

ALTA / NSPS LAND TITLE SURVEY

LOT 1, FINAL PLAT FOR SPRINGFIELD PLAZA, PHASE 1
NORTHWEST QUARTER OF THE NORTHEAST QUARTER
SECTION 32, TOWNSHIP 29 NORTH, RANGE 22 WEST
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

LEGAL DESCRIPTION FROM TITLE COMMITMENT (EXHIBIT "A")

TRACT 1:
ALL OF LOT ONE (1), IN FINAL PLAT FOR SPRINGFIELD PLAZA PHASE 1, A SUBDIVISION IN GREENE COUNTY, MISSOURI, ACCORDING TO PLAT FILED IN BOOK AAA PAGE 195.

TRACT 2:
NON-EXCLUSIVE EASEMENTS CREATED BY DECLARATION OF CROSS ACCESS EASEMENT COVENANTS RUNNING WITH THE LAND RECORDED MARCH 13, 2018 IN BOOK 2018 AT PAGE 008377-18. SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID INSTRUMENT.

TRACT 3:
NON-EXCLUSIVE EASEMENTS CREATED BY DECLARATION OF CROSS ACCESS EASEMENT COVENANTS RUNNING WITH THE LAND RECORDED MARCH 13, 2018 IN BOOK 2018 AT PAGE 008378-18. SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID INSTRUMENT.

LEGAL DESCRIPTION OF PROPOSED PROJECT AREA

A PARCEL OF LAND LOCATED WITHIN LOT 1 OF THE FINAL PLAT FOR SPRINGFIELD PLAZA, PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK AAA, PAGE 195 OF THE GREENE COUNTY RECORDS, SITUATED WITHIN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 22 WEST, CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

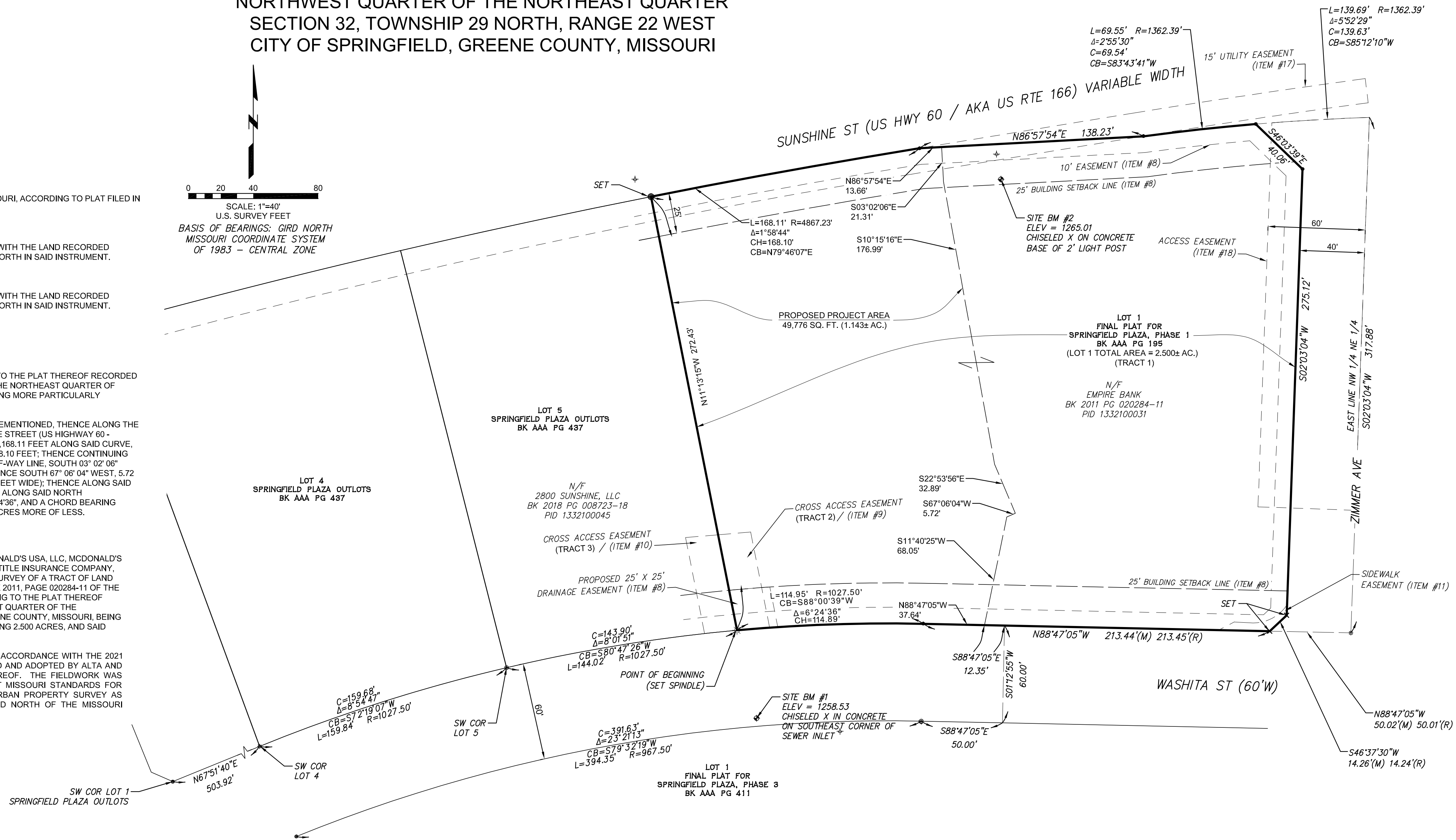
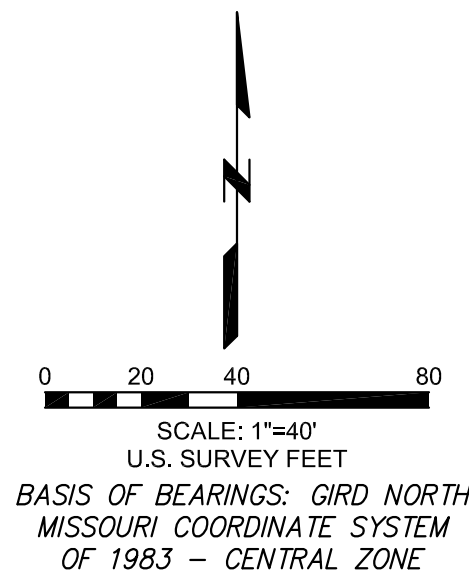
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF THE FINAL PLAT FOR SPRINGFIELD PLAZA, PHASE 1, AFOREMENTIONED, THENCE ALONG THE WEST LINE OF SAID LOT 1, NORTH 11° 13' 15" WEST, 272.43 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SUNSHINE STREET (US HIGHWAY 60 - VARIABLE WIDTH), AND A NON TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, 168.11 FEET ALONG SAID CURVE, HAVING A RADIUS OF 4867.23 FEET, DELTA ANGLE OF 1°58'44", AND A CHORD BEARING NORTH 79° 48' 07" EAST 168.10 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 86° 57' 54" EAST, 13.66 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 03° 02' 06" EAST, 21.31 FEET; THENCE SOUTH 10° 15' 16" EAST, 176.99 FEET; THENCE SOUTH 22° 53' 56" EAST, 32.89 FEET; THENCE SOUTH 67° 06' 04" WEST, 5.72 FEET; THENCE SOUTH 11° 40' 25" WEST, 68.05 FEET TO THE NORTH RIGHT OF WAY LINE OF WASHITA STREET (60 FEET WIDE); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88° 47' 05" WEST, 37.64 FEET TO A CURVE TO THE LEFT; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 114.95 FEET ALONG SAID CURVE, HAVING A RADIUS OF 1027.50 FEET, A DELTA ANGLE OF 6°24'38", AND A CHORD BEARING SOUTH 88° 00' 39" WEST 114.89 FEET TO THE POINT OF BEGINNING, CONTAINING 49,776 SQUARE FEET, OR 1.143 ACRES MORE OR LESS.

THIS IS TO CERTIFY TO DELAWARE MCDONALD'S CORPORATION, D/B/A/ MCDONALD'S CORPORATION, MCDONALD'S USA, LLC, MCDONALD'S REAL ESTATE COMPANY AND MCDONALD'S CORPORATION, CENTRAL BANK OF THE OZARKS, AND CHICAGO TITLE INSURANCE COMPANY, THAT WE HAVE, DURING THE MONTH OF JULY 7, 2022, AT THEIR REQUEST, MADE A PROPERTY BOUNDARY SURVEY OF A TRACT OF LAND BEING THAT PARCEL CONVEYED TO EMPIRE BANK CORPORATION BY WARRANTY DEED RECORDED IN BOOK 2011, PAGE 020284-11 OF THE GREENE COUNTY RECORDS, BEING LOT 1 OF THE FINAL PLAT FOR SPRINGFIELD PLAZA, PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK AAA, PAGE 195 OF THE GREENE COUNTY RECORDS, SITUATED WITHIN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 22 WEST, CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION, ATTACHED HEREWITH, SAID LOT 1 CONTAINING 2.500 ACRES, AND SAID PROJECT AREA CONTAINING 1.143 ACRES MORE OR LESS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B), 7(C), 8, 9, 10, 11(A) AND 13 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 6TH. THIS SURVEY HAS ALSO BEEN MADE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20 CSR 2030-16), MEETS THE ACCURACY REQUIREMENTS FOR AN URBAN PROPERTY SURVEY AS DEFINED THEREIN AND THE RESULTS ARE AS SHOWN ON THIS PLAT. BEARINGS ARE BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.



FARNSWORTH GROUP, INC.
BY: ERIC A. TRENTMANN
MO. PLS 2016019011



TITLE COMMITMENT NOTES:

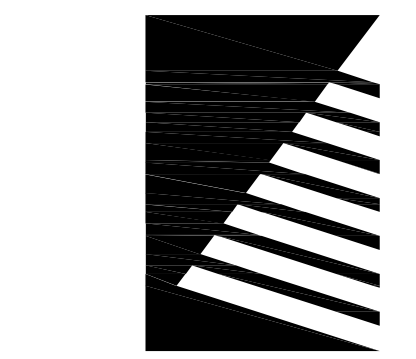
- 1. SOURCE OF TITLE: A CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, NO. KC22188, REVISION DATED JUNE 3, 2022. ALL CALLS TO DEED AND PLAT BOOKS ARE FOR THOSE BOOKS IN THE GREENE COUNTY RECORDS. SCHEDULE B PART II EXCEPTIONS ARE AS FOLLOWS:
1) ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. APPLIES TO ALL OF LOT 1, FINAL PLAT FOR SPRINGFIELD PLAZA, PHASE 1.
2) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. APPLIES TO ALL OF LOT 1, FINAL PLAT FOR SPRINGFIELD PLAZA, PHASE 1.
3) EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. APPLIES TO ALL OF LOT 1, FINAL PLAT FOR SPRINGFIELD PLAZA, PHASE 1.
4) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. APPLIES TO ALL OF LOT 1, FINAL PLAT FOR SPRINGFIELD PLAZA, PHASE 1.
5) ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. APPLIES TO ALL OF LOT 1, FINAL PLAT FOR SPRINGFIELD PLAZA, PHASE 1.
6) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. APPLIES TO ALL OF LOT 1, FINAL PLAT FOR SPRINGFIELD PLAZA, PHASE 1.
7) THE LIEN OF REAL ESTATE TAXES OR ASSESSMENTS IMPOSED ON THE TITLE BY A GOVERNMENTAL AUTHORITY DUE OR PAYABLE NOVEMBER 1, 2022, DELINQUENT JANUARY 1, 2023.
CITY, STATE AND COUNTY TAX ID NO.: 88-13-32-100-031
2021 BASE AMOUNT: \$28,583.11, PAID
2021 ASSESSED VALUE: \$1,362,800.00
A) WE REQUIRE PROOF OF PAYMENT OF SPECIAL ASSESSMENTS AND SEWER USAGE FEES, IF ANY, DUE AND PAYABLE TO THE CITY OF SPRINGFIELD, MISSOURI. IF UNPAID, THESE CHARGES MAY BECOME A LIEN AGAINST THE PROPERTY.
OUR POLICY, WHEN ISSUED, WILL CONTAIN THE FOLLOWING EXCEPTION, UNLESS PROPER PROOF OF PAYMENT IS PROVIDED: SPECIAL ASSESSMENTS, IF ANY, WHICH ARE DUE AND PAYABLE TO THE CITY OF SPRINGFIELD.
APPLIES TO ALL OF LOT 1, FINAL PLAT FOR SPRINGFIELD PLAZA, PHASE 1.
8) BUILDING LINES, RESTRICTIONS, UTILITY, DRAINAGE, STORM SEWER, SANITARY SEWER, AND WATERLINE EASEMENTS SHOWN ON THE PLAT RECORDED IN PLAT BOOK AAA AT PAGE 195. AFFECTS ALL OF LOT 1, FINAL PLAT FOR SPRINGFIELD PLAZA, PHASE 1 AS SHOWN HEREON.
9) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DECLARATION OF CROSS ACCESS EASEMENT COVENANTS RUNNING WITH THE LAND

TITLE COMMITMENT NOTES CONTINUED:

- 10) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DECLARATION OF CROSS ACCESS EASEMENT COVENANTS RUNNING WITH THE LAND
RECORDING DATE: MARCH 13, 2018 / RECORDING NO: BOOK 2018 AT PAGE 008378-18, AFFECTS ALL OF LOT 1, FINAL PLAT FOR SPRINGFIELD PLAZA, PHASE 1 AS SHOWN HEREON.
11) EASEMENT FOR SIDEWALK GRANTED TO THE CITY OF SPRINGFIELD, MISSOURI BY THE INSTRUMENT RECORDED IN BOOK 2017 PAGE 38717-17. AFFECTS LOT 1, BUT DOES NOT AFFECT THE PROPOSED PROJECT AREA.
12) EASEMENT GRANTED TO THE CITY OF SPRINGFIELD, MISSOURI BY THE INSTRUMENT RECORDED IN BOOK 2014 PAGE 7725-14. DOES NOT AFFECT THE SUBJECT PARCEL.
13) EASEMENT FOR DRAINAGE GRANTED TO THE CITY OF SPRINGFIELD, MISSOURI BY THE INSTRUMENT RECORDED IN BOOK 2014 PAGE 7694-14. DOES NOT AFFECT THE SUBJECT PARCEL.
14) EASEMENT FOR EMERGENCY ACCESS GRANTED TO THE CITY OF SPRINGFIELD, MISSOURI BY THE INSTRUMENT RECORDED IN BOOK 2014 PAGE 7693-14. DOES NOT AFFECT THE SUBJECT PARCEL.
15) EASEMENT FOR SIDEWALK GRANTED TO THE CITY OF SPRINGFIELD, MISSOURI BY THE INSTRUMENT RECORDED IN BOOK 2014 PAGE 7692-14. DOES NOT AFFECT THE SUBJECT PARCEL.
16) ABUTTER'S RIGHT OR LACK OF DIRECT ACCESS TO HIGHWAY NO. 166 FROM THE PREMISES IN QUESTION, SUCH RIGHT OF ACCESS HAVING BEEN GRANTED TO THE STATE OF MISSOURI BY THE DEED FILED IN BOOK 1000, PAGE 125 AND MODIFIED IN AGREEMENT FOR SHIFTING STATE HIGHWAY ENTRANCE IN BOOK 1157 PAGE 557 AND BY QUIT CLAIM DEED RECORDED IN BOOK 1477 PAGE 211. ASSIGNS ACCESS TO US HWY 60 WHEN NO OUTER ROADWAY IS BEING MAINTAINED. BENEFITS THE PROJECT AREA.
17) UTILITY EASEMENT GRANTED TO THE CITY OF SPRINGFIELD, MISSOURI BY THE INSTRUMENT RECORDED IN BOOK 2764 PAGE 1243. AFFECTS ALL OF LOT 1, FINAL PLAT FOR SPRINGFIELD PLAZA, PHASE 1 AS SHOWN HEREON.
18) NON-EXCLUSIVE ACCESS EASEMENT GRANTED TO WAL-MART STORES EAST, INC AND ARKANSAS CORPORATION RECORDED IN BOOK 2756 AT PAGE 468. AFFECTS LOT 1, BUT DOES NOT AFFECT THE PROPOSED PROJECT AREA.
19) STATE COURT JUDGMENTS, STATE TAX LIENS, AND FEDERAL TAX LIENS, IF ANY, AGAINST THE PARTY(IES) TO BE INSURED AS OWNER(S), APPLIES TO ALL OF LOT 1, FINAL PLAT FOR SPRINGFIELD PLAZA, PHASE 1.
20) TENANCY RIGHTS, EITHER AS MONTH TO MONTH OR BY VIRTUE OF WRITTEN LEASES, OF PERSONS NOW IN POSSESSION OF ANY PART OF THE LAND, APPLIES TO ALL OF LOT 1, FINAL PLAT FOR SPRINGFIELD PLAZA, PHASE 1.

GENERAL NOTES

- 1. WE HAVE EXAMINED COMMUNITY PANEL NUMBER 29077C0336E, DATED DECEMBER 17, 2010 OF THE FLOOD INSURANCE RATE MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE AREA CONTAINING THE SUBJECT PROPERTY. SAID PROPERTY IS LOCATED IN ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD.
2. PROJECT BENCHMARK: MoDOT CORS STATION MOSF (NGS PID DL5233, 37°14' 30.3" (N) 93°13'47.5"(W)); ANTENNA REFERENCED IS LOCATED AT THE MoDOT SPRINGFIELD COMPLEX, LOCATED ROUGHLY 1000 FEET NORTH AND 200 FEET WEST OF THE INTERSECTION OF NORTH MAYFAIR AVENUE AND KEARNY ST.
3. SITE BENCHMARK NO. 1: CHISELED X ON THE SOUTHEAST CORNER OF AN INLET, LOCATED ROUGHLY 55 FEET SOUTH AND 11 FEET EAST OF THE SOUTHWEST CORNER OF LOT 1 OF THE FINAL PLAT FOR SPRINGFIELD PLAZA. ELEVATION = 1258.53 FEET (NAVD88).
4. SITE BENCHMARK NO. 2: CHISELED X ON THE BASE OF A 2FT DIAMETER CONCRETE LIGHT BASE. LOCATED ROUGHLY 215 FEET EAST AND 7 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 1 OF THE FINAL PLAT FOR SPRINGFIELD PLAZA. ELEVATION = 1265.01 FEET (NAVD88).
5. THE UTILITIES SHOWN ON THIS PLAT HAVE BEEN LOCATED FROM FIELD OBSERVATIONS OF VISIBLE IMPROVEMENTS AND LINES MARKED THROUGH THE MISSOURI ONE CALL SYSTEM: 811. UTILITY PLANS WERE NOT PROVIDED, AND A PRIVATE UTILITY LOCATE WAS NOT REQUESTED BY THE CLIENT. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DETERMINED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
6. BASED UPON THE CITY OF SPRINGFIELD'S WEBSITE (https://www.springfieldmo.gov/1900/Interactive-Maps), THE SITE RESIDES WITHIN A CONDITIONAL OVERLAY DISTRICT (COD1, ORDINANCE NUMBER 5670). SEE SITE FOR FURTHER DETAILS OF SAID DISTRICT. THE SITE'S ZONING DISTRICT "HIGHWAY COMMERCIAL" SETBACK REQUIREMENTS ARE AS FOLLOWS:
Minimum yard requirements (additional bufferyard may be required by subsection (8)):
1. Front yard: [a.] Reserved.
b. Twenty-five feet along a street classified as a collector or higher classification street or as required by section 36-453, supplemental open space and yard regulations.
c. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space and yard regulations.
d. The front yard setback may be reduced below the minimum required above if a conditional use permit is approved in accordance with section 36-363, conditional use permits, or an approved preliminary plat in accordance with the city's subdivision regulations.
2. Side yard: None, except as required by section 36-453, supplemental open space and yard regulations, and the bufferyard requirements in subsection (8).
3. Rear yard: None, except as required by the bufferyard requirements in subsection (8).
SEE SAID WEBSITE FOR FURTHER DETAILS, AND FOR DEFINITION OF SUBSECTION (8).
7. AT THE TIME OF THE FIELD WORK, THERE WAS NO EVIDENCE OF EARTH MOVING ACTIVITIES.
8. MONUMENTS WERE NOT SET AT THE PROPOSED PROJECT AREA CORNER, AS THE SITE MAY CHANGE.
9. PER REQUEST FROM CLIENT, TOPOGRAPHIC DATA WAS ACQUIRED ON A PORTION OF LOT 1.
10. TWO ENCROACHMENTS WERE OBSERVED, AND ARE NOTED ON SHEET 2.



Farnsworth GROUP

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Engineers | Architects | Surveyors | Scientists

ISSUE: # DATE: DESCRIPTION: 1 8/26/22 MODIFICATIONS TO NOTES

Farnsworth Group, Inc.
Missouri State Certificate of Authority #000299

SYMBOLS LEGEND

- *ALL BOUNDARY POINTS SHOW ARE FOUND UNLESS NOTED AS SET
(M) MEASURED DIMENSION
(R) RECORD DIMENSION
+ CONTROL POINT
x IRON ROD
• CUT X
o IRON PIPE
L LANDHOOK

PROJECT: McDonald's USA, LLC
L/C #024-1290



3720 West Sunshine Street
Springfield, MO 65807

DATE: 8/01/2022
DESIGNED: FGI
DRAWN: FGI
REVIEWED: EAT
FIELD BOOK NO.: 385

SHEET TITLE:

ALTA / NSPS
LAND TITLE SURVEY

SHEET NUMBER:

SUV-1
of 2

PROJECT NO.: 0221034.00